



CITY OF EAU CLAIRE, WISCONSIN

# DEVELOPMENT UPDATE

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## 2013 Year in Review

The following summary of development activities in the city of Eau Claire is for the 2013 construction season. Figures from previous construction seasons are also noted for comparison purposes. This information is provided to those interested so that they may gain a better perspective of local development trends.

### Totals

The 2013 construction season had a total building permit valuation of \$150,649,149. This was the fifth best year for Eau Claire. The record for total building valuation in a single construction season was set in 2009 with \$197,605,369. Total building valuation for permits issued for each construction season for the last fourteen years are as follows:

2012 - \$152,778,798	2005 - \$123,586,137
2011 - \$174,779,195	2004 - \$115,455,026
2010 - \$78,381,951	2003 - \$116,926,259
2009 - \$197,605,369	2002 - \$119,365,089
2008 - \$108,891,476	2001 - \$100,461,369
2007 - \$106,977,537	2000 - \$175,551,000
2006 - \$129,068,804	1999 - \$112,124,357

The 2013 construction season saw \$41.4 million in total building valuation for residential development. The 2012 construction season had a total residential valuation of \$35.8 million. Commercial and office development had a combined total of \$58.8 million in building valuation in the 2013 construction season compared to \$50.6 million in 2012. Industrial development had \$5.8 million for the 2013 construction season in total building valuation compared to \$6.7 million in 2012. Other total valuations included \$44.6 million for miscellaneous projects in 2013 compared to \$59.7 million in 2012.<sup>a</sup>

The top ten building projects by valuation<sup>b</sup> based on building permits issued for the 2013 construction season were:

<i>City Wastewater Plant upgrade</i>	<i>\$39,000,000</i>
<i>Sacred Heart Hospital</i>	<i>\$14,000,000</i>
<i>JAMF Software office</i>	<i>\$9,000,000</i>
<i>Metro Crossing apartments</i>	<i>\$8,000,000</i>
<i>Kwik Trip gas/convenience store</i>	<i>\$6,700,000</i>
<i>Riverfront Terrace apartments</i>	<i>\$4,800,000</i>
<i>Scheels All Sports addition</i>	<i>\$3,900,000</i>
<i>CliffonLarsonAllen office</i>	<i>\$2,800,000</i>
<i>Wild Mill Golf Course clubhouse</i>	<i>\$2,100,000</i>
<i>Hometown Living LLC (CBRF)</i>	<i>\$2,000,000</i>

There were a total of 74 non-residential building permits issued in 2013 with valuations over \$100,000. This compares to 62 non-residential permits issued in 2012.

### Residential

The 2013 construction season had an overall building valuation for residential development of \$41.4 million compared to \$35.8 million in 2012. The number of single-family dwelling units built in 2013 was 59 compared to 55 units in 2012. A dwelling breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below:

Permits	2013	2012	2011	2010	2009	2008	2007	2006	2005
Single-family	59	55	25	41	47	37	66	104	102
Duplex	12	40	14	16	18	12	16	2	14
Condos	2	6	0	27	26	56	21	91	30
Multi-family	<u>214</u>	<u>128</u>	<u>71</u>	<u>71</u>	<u>48</u>	<u>77</u>	<u>92</u>	<u>97</u>	<u>90</u>
Total Units	287	229	110	155	139	182	195	294	236

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Total units on last page table are the actual number of dwelling units in all structures. In 2003, condo units were split-out from the multi-family category due to the increase in this dwelling type. Condos may be single-family homes, duplexes, four-units or other attached building types.

The valuation for all new residential dwellings equaled \$29.4 million compared to \$22.3 million in 2012. Valuation of all new single-family homes built in 2013 was \$10.8 million compared to \$8.2 million in 2012. Duplex development totaled \$0.9 million in valuation in 2013, compared to \$4.2 million in 2012. Condo development had a total valuation of \$.03 million in 2013 compared to \$0.8 million in 2012. Multi-family development accounted for \$16.1<sup>c</sup> million in building valuation in 2013, compared to \$9.1 million in 2012.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$12.0 million in 2013 compared to \$13.5 million for 2012.

A trend, which we continue to monitor from the past, is the average valuation of a new single-family dwelling. The average valuation of a new single-family home for the past fourteen years is provided below:

2013 - \$182,791	2006 - \$167,802
2012 - \$148,748	2005 - \$160,742
2011 - \$160,111	2004 - \$152,645
2010 - \$170,035	2003 - \$151,436
2009 - \$178,871	2002 - \$152,286
2008 - \$156,277	2001 - \$154,721
2007 - \$184,896	2000 - \$139,851

### **Industrial**

Total building valuation for industrial projects started in 2013 was \$5.8 million. This compares to \$6.7 million in building valuation for 2012. New building construction for 2013 was \$0.9 compared to \$0.0 million for 2012. Additions, alterations, repairs, accessory structures permits accounted for \$5.0<sup>d</sup> million of the building valuation for industrial projects in 2013, compared to \$6.7 million in 2012. There were two industrial projects which had a project valuation greater than \$1,000,000:

<i>Xcel Energy office remodel</i>	<i>\$1,799,000</i>
<i>Indianhead Foods warehouse</i>	<i>\$1,700,000</i>

### **Commercial & Office**

Development for the 2013 construction season saw a total building valuation of \$58.8 million compared to \$50.6 million in 2012. New building construction accounted for \$23.4 million of the 2013 figure compared to \$9.6 million in 2012. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$35.4 million in building valuation in 2013 compared to \$41.0 million in 2012.

The following 2013 projects were tops in commercial and office building valuations exceeding \$1,000,000:

<i>Sacred Heart Hospital</i>	<i>\$14,000,000</i>
<i>JAMF Software office</i>	<i>\$9,000,000</i>
<i>Kwik Trip gas/convenience store</i>	<i>\$6,700,000</i>
<i>Scheels All Sports addition</i>	<i>\$3,900,000</i>
<i>CliffonLarsonAllen office</i>	<i>\$2,800,000</i>
<i>Wild Mill Golf Course clubhouse</i>	<i>\$2,100,000</i>
<i>Covenant Healthcare of Eau Claire</i>	<i>\$1,500,000</i>
<i>Wendy's Restaurant</i>	<i>\$1,000,000</i>

### **Miscellaneous**

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2013, there was \$44.6 million in total valuation, compared to \$59.7 million for 2012. There was \$2.3 million worth of new buildings for 2013, which compared to \$36.8 in 2012. Additions, alterations, repairs, accessory structures, signs, and other permits in 2013 accounted for \$42.3<sup>d</sup> million compared to \$22.9 million in 2012.

Miscellaneous projects with building valuations of more than \$1,000,000 are listed below:

<i>City Wastewater Plant upgrade</i>	<i>\$39,000,000</i>
<i>CVTC Fire Training Center</i>	<i>\$1,900,000</i>

#### **NOTES:**

<sup>a</sup> Many dollar figures are rounded so they may not equal totals or individual category totals.

<sup>b</sup> Valuation is included once for each fee group associated with a permit and may not reflect the true total value of a project.

<sup>c</sup> Does not contain multi-family mixed-use projects. These valuations are listed under Commercial & Office.

<sup>d</sup> Industrial and Miscellaneous mechanical permit valuation totals are included in the Commercial & Office category.